

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Elissa D. Miller emiller@sulmeyerlaw.com SulmeyerKupetz , A Professional Corporation 333 South Grand Avenue, Suite 3400 Los Angeles, CA 90071 Telephone: 213-626-2311 Fax: 213-629-4520 <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: John J. Menchaca, Chapter 7 Trustee	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: SAMUEL MICHAEL SABER, Debtor(s).	CASE NO.: 2:18-bk-16688-BB CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
Sale Date: January 5, 2022	Time: 10:00 a.m.
Location: Roybal Federal Building 255 E. Temple Street, Los Angeles, CA Courtroom 1539 ZOOM Video Hearing *Check tentative ruling morning of the day before hearing for instructions*	

Type of Sale: ☒ Public ☐ Private

Last date to file objections: 12/22/2021

Description of property to be sold:

Real property commonly known as 450 Via Lido Soud, Newport Beach, CA (APN 423-203-09)

Terms and conditions of sale:

Cash Sale, As is, where is, with no representations or warranties of any kind. Closing to occur not later than 14 days after entry of the order approving the sale. Terms of the Sale set forth in the Purchase Agreement attached as Exhibit 1 to the Motion for Sale on file with the Court

Sale subject to overbid – see below

Proposed sale price: \$4,500,000

Overbid procedure (if any):

The following is a summary – See Motion for full recitation of terms.

First overbid to be no less than \$4,550,000 with subsequent overbids of no less than \$25,000; deposit of 3% of first minimum overbid non-refundable if bid is accepted and approved by Court; no contingencies. Deposit, of \$136,500 by cashier's checks and proof of available funds to close escrow and agreement to be bound by purchase agreement to be delivered to Trustee at 835 Wilshire Boulevard, Suite 300, Los Angeles, CA 90017 by 12:00 noon on January 4, 2022.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

January 5, 2022, 10:00 a.m.
Courtroom 1539
255 E. Temple Street
Los Angeles, CA 90012

Hearing likely to be held by Zoom. Qualified overbidders should contact counsel for Trustee or Broker for information the afternoon on the day prior to the hearing. All appearing overbidders must be registered with the court by 2:00 p.m. day prior to hearing

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Elissa D. Miller
emiller@sulmeyerlaw.com
SulmeyerKupetz, A Professional Corporation
333 South Grand Avenue, Suite 3400
Los Angeles, CA 90071
Telephone: 213-626-2311
Fax: 213-629-4520

or

Broker
Aaron Juarez
909-671-1110 office
909-917-8388 direct
teamjuarezassist@gmail.com

Date: 12/14/21



PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

333 South Grand Avenue, Suite 3400, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 12/14/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:
See Attached ECF List

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* _____, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

12/14/2021
Date

Cheryl Caldwell
Printed Name

/s/Cheryl Caldwell
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

- **Eric Bensamochan** eric@eblawfirm.us, G63723@notify.cincompass.com
- **Randy Chang** randyc@thechangfirm.com
- **Russell Clementson** russell.clementson@usdoj.gov
- **Dawn M Coulson** dcoulson@eppscoulson.com, cmadero@eppscoulson.com
- **Theron S Covey** theronscovey@hotmail.com, sferry@raslg.com
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- **Sharon Z. Weiss** sharon.weiss@bclplaw.com,
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